



M E M O R A N D U M O F U N D E R S T A N D I N G

TO: **Greg Meszaros**
Director, Austin Water Department

M.O.U. # 21-001

FROM: **Kimberly McNeeley, CPRP**
Director, Parks and Recreation Department

SUBJECT: **East Parke Lift Station**

DATE: **6/10/2021**

Austin Water Department is agreeing to sponsor the change of use of parkland for a wastewater line through parkland located at **Davis White Neighborhood Park (6705 Crystalbrook Dr.)** and **Southern Walnut Creek Greenbelt (6013 Loyola Ln)**. Upon completion of the project, Austin Water's infrastructure will not constitute any regular or scheduled use of the parkland, only the right to access the infrastructure for operations and maintenance needs. The parkland is in Council District 1.

The parkland is to be used for **Permanent Use and Temporary Use**. The requested area is:

Tract A - Davis White Neighborhood Park

Permanent Use Area: 31,908 sq. ft. (.733 acres) = \$27,609

Temporary Use Area: 6,545 sq. ft. (.150 acres) = \$1,404
= **\$29,013**

Tract B - Southern Walnut Creek Greenbelt

Permanent Use Area: 9,483 sq. ft. (.218 acres) = \$6,044

Permanent Use Area: 10,115 sq. ft. (.232 acres) = \$7,069

Temporary Use Area: 380 sq. ft. (.009 acres) = \$63
= **\$13,176**

Parkland Mitigation Amount to be paid to PARD = \$42,189

The estimated duration of the construction on parkland is 11 Months.

Austin Water Department Point of Contact is: **Jason Inge**

Phone Number: **512-972-2042**

PARD Point of Contact is: **Gregory Montes**

Phone Number: **512-974-9458**

Parks & Recreation Board: 6-22-21

Council Approval: 8-26-21

Kimberly McNeeley, CPRP
Director, Parks and Recreation Department

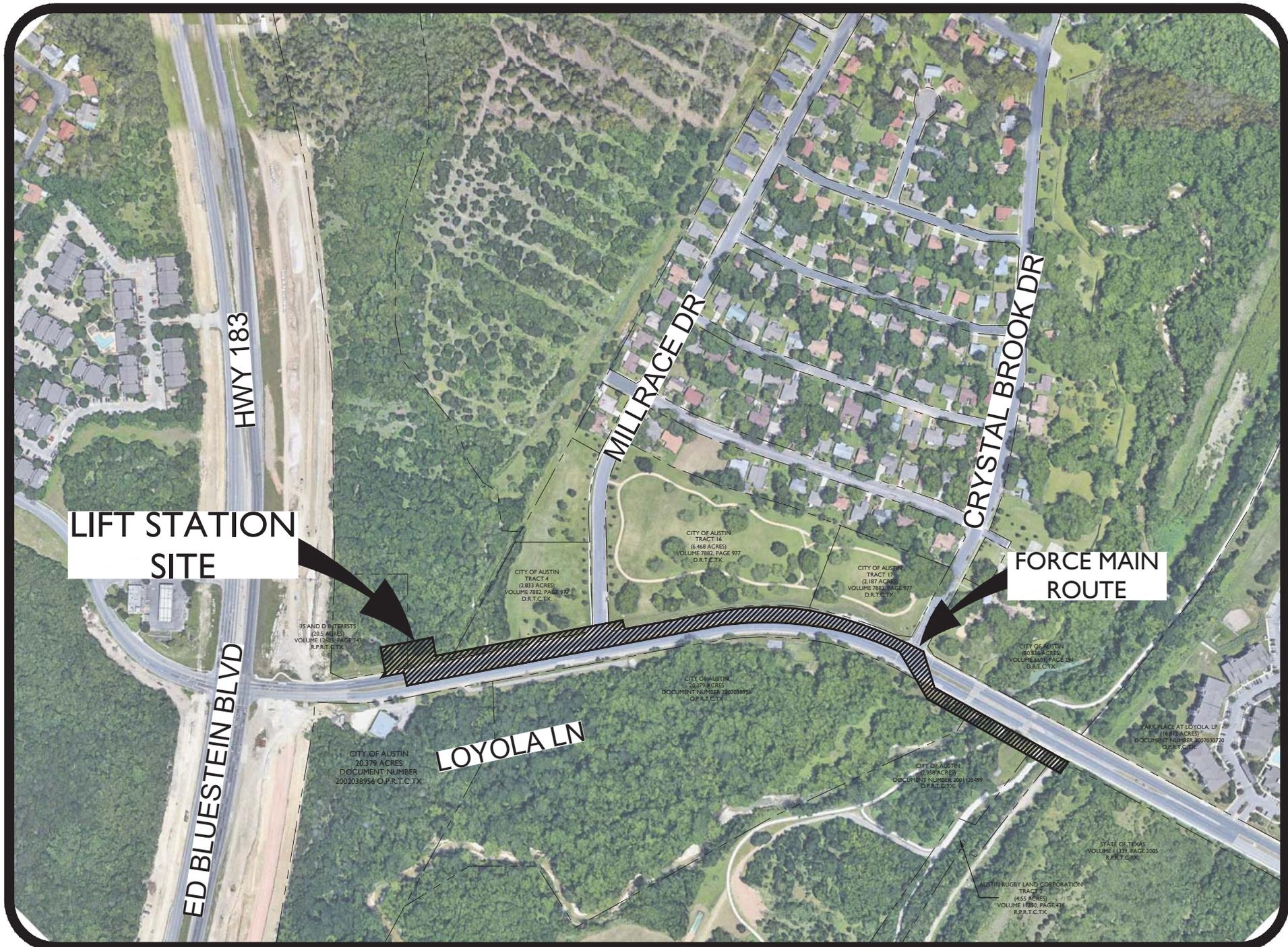
Date

CONCURRENCE

Greg Meszaros
Director, Austin Water Department

Date

Attachments: A (Map Exhibit)
Attachments: B (Appraisal Calculation)



**LIFT STATION
SITE**

**FORCE MAIN
ROUTE**

EAST PARKE LIFT STATION PROJECT LOCATION MAP



Engineering Solutions
110 Main Park Drive, Suite 200
Austin, Texas 78702
Office: (512) 266-4545
Fax: (512) 266-5214

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HWY 183

ED BLUESTEIN BLVD

MILLRACE DR

CRYSTAL BROOK DR

LOYOLA LN

35 AND D INTERESTS
20.5 ACRES
VOLUME 12693, PAGE 243
R.P.A.T.C.T.X.

CITY OF AUSTIN
76.379 ACRES
DOCUMENT NUMBER
2002038954 O.P.A.T.C.T.X.

CITY OF AUSTIN
TRACT 4
(2.833 ACRES)
VOLUME 7882, PAGE 977
O.P.A.T.C.T.X.

CITY OF AUSTIN
TRACT 16
(6.468 ACRES)
VOLUME 7882, PAGE 977
O.P.A.T.C.T.X.

CITY OF AUSTIN
TRACT 17
(2.187 ACRES)
VOLUME 7882, PAGE 977
O.P.A.T.C.T.X.

CITY OF AUSTIN
24.173 ACRES
DOCUMENT NUMBER 2002038954
O.P.A.T.C.T.X.

CITY OF AUSTIN
60.3564-0320
VOLUME 6401, PAGE 234
O.P.A.T.C.T.X.

PARK PLACE AT LOYOLA LP
(16.812 ACRES)
DOCUMENT NUMBER 2007030720
O.P.A.T.C.T.X.

CITY OF AUSTIN
(25.5 ACRES)
DOCUMENT NUMBER 2001105499
O.P.A.T.C.T.X.

STATE OF TEXAS
VOLUME 11379, PAGE 2005
R.P.A.T.C.T.X.

AUSTIN RUGBY LAND CORPORATION
TRACT
(455 ACRES)
VOLUME 11830, PAGE 436
R.P.A.T.C.T.X.



MEMORANDUM

DATE: January 13, 2021

TO: Marsha Schulz, Real Estate Services Agent, ORES

FROM: Joseph McAweeney, EDFP, MRICS – Senior Appraiser, ORES

RE: Project Name: East Park Lift Station Easements
Property Location: Loyola Lane @ Millrace Drive, Austin, Texas
File Number: 5111.780
Assignment Number: 52-180
TCAD#(s): 02-2028-0401, 01-1930-1102 & 01-1930-1103
Property Owners(s): City of Austin- Parks & Recreation Department.

I have reviewed the appraisal performed by Paul Hornsby, MAI, SRA, and Chris Hornsby, MAI of Paul Hornsby & Company, on the above referenced property. The purpose of the appraisal assignment was to form an opinion of the fee simple market value of the easement estate of three permanent and two temporary working space easements along both the north - (Tract A) and south line - (Tract B) of Loyola Lane at Millrace Drive in northeast Austin.

Tract A Summary		
	Market Value	Compensation
Whole Property Value	\$320,853	
Wastewater Easement	\$27,609	\$27,609
Temporary Working Space Easement	\$1,404	\$1,404
Remainder Before the Acquisition	\$291,840	
Remainder After the Acquisition	\$291,840	
Damages/(Enhancements) to the Remainder		\$0
Total Compensation		\$29,013

Compiled by Paul Hornsby and Co.

Tract B Summary		
	Market Value	Compensation
Whole Property Value	\$454,766	
Wastewater Easement 1	\$6,044	\$6,044
Wastewater Easement 2	\$7,069	\$7,069
Temporary Working Space Easement	\$63	\$63
Remainder Before the Acquisition	\$441,590	
Remainder After the Acquisition	\$441,590	
Damages/(Enhancements) to the Remainder		\$0
Total Compensation		\$13,176

Compiled by Paul Hornsby and Co.

The intended use of the appraisal was to assist the City of Austin in its internal decision-making process regarding the property interest referenced above and a compensation amount from the property owner to the city.

The appraiser has concluded to an opinion of market value as of October 24, 2020, the effective date of the appraisal, of the above referenced rights in the subject property as follows: A total estimate of compensation is **\$42,189 (Forty Two Thousand One Hundred and Eighty Nine Dollars)**. Based on the data and analysis contained in the appraisal report, I consider the opinions and conclusions identified in the report to be reasonable.

If you have any questions regarding this appraisal, please call me at 512-974-7787 or by email at Joseph.McAweeney@austintexas.gov.

Market Value - Estimate of Compensation: \$42,189

Joseph McAweeney

Joseph McAweeney, EDFP, MRICS
Senior Appraiser